

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On July 18, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 18, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF July 11, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 11, 2013. The motion passed unanimously.

### COMMUNICATIONS

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

<b>PRB #</b>	<b>13-155</b>	<b>Transaction/Contract Type:</b>	RE / Lease
<b>Origin/Client:</b>	DoAG/DoAG		
<b>Lessee:</b>	M & M Produce, Inc.		
<b>Property:</b>	Connecticut Regional Market, 101 Reserve Road, Hartford, CT		
<b>Project Purpose:</b>	Connecticut Marketing Authority Stall Lease at the Regional Market		
<b>Item Purpose:</b>	Agreement for the rental of 9 stalls identified as A1-A4 & A22 – A26 comprising approximately 19,440 SF in total for a 3-year term with one 3-year renewal. The stalls shall be used for the wholesale selling of produce, fruit, dressed poultry, meats, eggs and other agricultural commodities.		

SPRB staff reported that the Hartford Regional Market (“Market”) is a State owned and operated non-profit facility created by the State Legislature to promote State agricultural products for the economic benefit of agricultural producers and public through the development of existing farmers’ market facilities, including land and buildings by purchase and/or construction. The Market runs under the aegis of the CMA, the Connecticut Market Authority. CGS 22-64 authorizes the CMA to lease land or markets

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under its control, subject to the approval of the State Properties Review Board. Currently the CMA is preparing 3 year leases, with one 3 year renewal option for 76 wholesale stalls in Buildings A, B & C. The CMA has established a rental rate of \$4.27/SF for stalls in Buildings A & C; and \$4.07/SF for Building B due to a loss of functional utility caused by a ground lease at the rear of Building B. The CMA submittal measures a typical stall as 24' x 90' = 2,160 SF. The rate is scheduled to increase by 3% for renewal term 2016 thru 2018. Staff reported that the Department of Agriculture, has submitted the above referenced PRB #13-155 for M & M Produce, Inc., Lessee, to the Board for approval. The lease agreement covers Building A, Stalls A-1 – A4, and A22 – A26 for a total of 9 stalls. The proposed lease is consistent with all of the other submittals for this facility approved to date; and because all the required documentation has been submitted, SPRB staff recommended approval of PRB #13-155.

<b>PRB #</b>	<b>13-156</b>	<b>Transaction/Contract Type:</b>	RE / Lease
<b>Origin/Client:</b>	DoAG/DoAG		
<b>Lessee:</b>	M & M Produce, Inc.		
<b>Property:</b>	Connecticut Regional Market, 101 Reserve Road, Hartford, CT		
<b>Project Purpose:</b>	Connecticut Marketing Authority Stall Lease at the Regional Market		
<b>Item Purpose:</b>	Agreement for the rental of 13 stalls identified as B1- B13 comprising approximately 28,080 SF in total for a 3-year term with one 3-year renewal. The stalls shall be used for the wholesale selling of produce, fruit, dressed poultry, meats, eggs and other agricultural commodities.		

This item is also a lease for stalls at the Regional Market, to be leased to M & M Produce, Inc. The lease agreement covers Building B, Stalls B1 – B 13 for a total of 13 stalls. The proposed lease is consistent with all of the other submittals for this facility approved to date; and because all the required documentation has been submitted, SPRB staff recommended approval of PRB #13-156.

### EXECUTIVE SESSION

<b>PRB #</b>	<b>13-158</b>	<b>Transaction/Contract Type:</b>	New Lease
<b>Origin/Client:</b>	DAS/ WCC		
<b>Statutory Disclosure Exemptions:</b>	<b>4b-23(e), 1-200(6)(D) &amp; 1-210(b)(24)</b>		

The Board commenced discussion of the proposed Lease at 9:43 a.m. and concluded at 9:58 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

### OPEN SESSION

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>13-157</b>	<b>Transaction/Contract Type:</b>	AE / New Contract
<b>Project Number:</b>	BI-RS-283	<b>Origin/Client:</b>	DCS/SCSU
<b>Contract:</b>	BI-RS-283-CA		
<b>Consultant:</b>	LiRo Program and Construction Management, PE P.C.		

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**Property:** Southern Connecticut State University, New Haven  
**Project Purpose:** New Academic Building Project  
**Item Purpose:** New contract to compensate the consultant for construction administration services required for the development of a 98,000 GSF new academic building which will include but not be limited to classrooms, laboratories, teaching areas, research operations and faculty offices.

Staff reported that this project involves the design and construction of a 98,000 GSF new academic building at Southern Connecticut State University (“SCSU”) which will include but not be limited to classrooms, laboratories, teaching areas, research operations and faculty offices.

In May 2009 the Department of Public Works now known as the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Construction Administration Teams related to the SCSU New Academic Building Project. DCS elicited twenty responses to the advertisement out of which all respondents were considered “responsive”. After completion of the internal review process, four firms were selected for short-listed interviews. At the conclusion of the process DCS identified LiRo Program and Construction Management PE, P.C (“LiRo”) as the most qualified firm.

The compensation rate for this basic service is \$1,303,750 plus an additional \$396,260 for special service and/or sub-consultants. As such the total proposed contract is \$1,700,010 for project CA services which amounts to a total fee of 3.80% of the overall construction budget and the basic service fee is equivalent to 2.91% of the construction budget. DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to PA 07-7 Section 105 CSUS 2020.

Staff recommended that the Board approve this contract as all the required documents have been submitted by DCS and the basic service fee of \$1,303,750 amounts to 2.91% of the construction budget.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #13-155-** Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-155. The motion passed unanimously.

**PRB FILE #13-156-** Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-156. The motion passed unanimously.

**PRB FILE #13-157-** Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-157. The motion passed unanimously.

**PRB FILE #13-158-** Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-158. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary